

ROCK CREEK CANYON SPECIFIC PLAN AND FINAL EIR



SECTION 3 MITIGATION MONITORING AND REPORTING PROGRAM State Clearinghouse #2008072076

PURPOSE

This section lists all mitigation measures contained in this Draft EIR for the proposed Rock Creek Canyon project. The mitigation measures are provided in the format of a Comprehensive Mitigation Monitoring and Reporting Program. This Program complies with State Public Resources Code §21086.6 which requires public agencies approving a project under CEQA to establish a program for monitoring and reporting on the adopted mitigation plan.

ADOPTION OF MITIGATION MEASURES

As part of deliberations concerning the proposed project, the Mono County Board of Supervisors will be required to consider adoption of the mitigation measures listed herein. If the Board approves the Rock Creek Canyon project, they will also be required to specify whether these mitigation measures are to be formally incorporated as conditions of project approval.

MONITORING AND REPORTING PROCEDURES

The Mono County Board of Supervisors will be responsible for ensuring that all adopted mitigation measures are implemented in the manner outlined in this Program. County staff will be responsible for ensuring that mitigation measures are satisfactorily monitored, and for reporting to the Board of Supervisors regarding progress in fulfilling the mitigation obligations. The Board of Supervisors, acting on behalf of the residents of Mono County, will in turn be responsible for considering the reports submitted by staff, and determining whether the measures are being implemented and enforced as intended in this Mitigation Monitoring and Reporting Program. It will be the responsibility of the Board of Supervisors to amend these mitigation measures if necessary to achieve the environmental protections herein.

REGULATORY AND CODE COMPLIANCE STANDARDS

The project will be subject to a number of uniform code requirements and standard conditions of approval. Many of these requirements have been established to safeguard environmental resources, and/or to promulgate environmental goals and objectives. If the proposed Rock Creek Canyon project is approved, compliance with these uniform regulations will be mandatory (not discretionary). Such regulations do not conform to the strict definition of mitigation. Although regulatory standards and codes are not necessarily incorporated into this mitigation program, the project will of course be required to comply fully with all relevant regulatory and code compliance standards.

COMPILATION OF MITIGATION MEASURES

The following mitigation measures are proposed to eliminate, avoid, or reduce potential environmental effects of the Rock Creek Canyon project that have been found to be potentially substantial and adverse.

ROCK CREEK CANYON SPECIFIC PLAN AND FINAL EIR



MITIGATION IMPLEMENTATION AND MONITORING PROGRAM AND FORM

State Clearinghouse #2008072076

Project Approval Date: _____ **Project File Number:** _____

The following mitigation measures have been adopted by the County of Mono. As such, these measures represent formal conditions of approval that shall govern implementation of the Rock Creek Canyon Specific Plan. The County shall be responsible for monitoring and reporting progress on these measures until all measures are fulfilled in accordance with their original purpose and intent, as determined by the Mono County Planning Commission. This monitoring form shall be available for public review and inspection, and final project clearance shall require that all verifications included in this form have been satisfactorily completed.

| MITIGATION MEASURES | | TIMING | VERIFICATION OF COMPLIANCE | | |
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| | | | AGENCY | SIGNATURE | DATE |
| GEOLOGY AND HYDROLOGY | | | | | |
| WQ 5.1-1a | <u>BMP Programs:</u> A Best Management Practices Program (BMPP) shall be implemented during all construction stages, including pre-construction and post-construction practices for the prevention of erosion, sedimentation, and contamination resulting from implementation of all project elements. BMPP measures shall at a minimum require: (1) disposal of all construction wastes in designated areas outside the path of storm water flows; (2) minimizing the footprint of construction zones and prompt installation of erosion controls; (3) stabilizing disturbed soils with landscaping, paving or reseeding to reduce or eliminate the risk of further erosion; (4) perimeter drainage controls to direct runoff around disturbed construction areas; (5) internal erosion controls to allow direct percolation of sediment-laden waters on the construction site; and (6) regular inspection and maintenance of all equipment used during construction. The project shall also comply with the requirement to obtain a General Construction Stormwater Permit, and prepare a Stormwater Pollution Prevention Plan. | Verification to occur as part of construction and building permits for overall infrastructure and construction of individual lot improvements | Public Works Department | | |
| WQ 5.1-1b | <u>Soil Conservation:</u> A soil conservation plan shall be prepared and incorporated into the CC&Rs as a requirement for each individual lot at the time of the grading permit application to provide for the conservation of soil resources and the control and prevention of soil erosion associated with landscaping activities and the use of trails and open space areas within and adjacent to the project site. Note that this measure is cross referenced with Mitigation LU 5.6-1b, which focuses on the reestablishment of native plant species following construction. | Verification to occur as part of grading permit review for all individual lot improvements | Public Works Department and Planning Department | | |

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| GEO 5.1-2a | <u>Geotechnical Review:</u> Adequate construction review is essential in order to assure the performance of foundation and earthwork. To this end, a qualified engineer shall be retained to develop site specifications for all foundation work on the site, as recommended in the Geotechnical Analysis (see Draft EIR Appendix D). The specifications shall address site issues including variables impacting high groundwater levels, potential for liquefaction, potential for rockfall, and other geotechnical considerations. | Verification of review to occur prior to issuance of permits for construction of infrastructure and individual lot improvements on the site | Building Department | | |
| GEO 5.1-2b | <u>Foundation Excavations:</u> All new project foundations shall be designed by a qualified Professional Engineer in accordance with the most current versions of the International Building Code as adopted by Mono County. | Foundation design to be approved prior to issuance of construction and building permits | Building Department | | |
| GEO 5.1-2c | <u>Pavement Recommendations:</u> Standard duty roadways and access driveways shall be constructed with 3-inches of asphalt concrete over 4-inches of Class II aggregate base. Heavy equipment areas shall be constructed with 4-inches of asphalt concrete over 6-inches of Class II aggregate base. A 1-foot removal of existing material is recommended for paved roadways, parking areas and other improvements. Removals should extend a minimum horizontal distance of 2-feet beyond the back of curb & pavement; the removal bottom shall be observed and tested by the geotechnical engineer prior to placement of fill soils. The upper 12-inches of sub-grade and aggregate base shall be compacted to at least 95% of maximum dry density and moisture conditioned. A minimum 3-inch AC section is recommended for environmental conditions such as freeze-thaw and thermal cracking. To prevent deterioration from landscape irrigation, moisture controls (deepened curbs, moisture barriers) are recommended. | Roadway design and materials to be verified prior to issuance of road construction permits for any onsite paving activities and activities that would impact Lower Rock Creek Road | Public Works Department and Fire Protection District | | |
| HYDRO 5.2-3a | <u>Flood Flow Foundation Protections:</u> Foundations potentially affected by 100-year flood flows shall be structurally designed to withstand pressure & venting shall be added as needed to minimize pressure on foundation walls. | Foundation design to be approved prior to issuance of infrastructure construction and building permits | Building Department & Public Works Flood Plain Administrator | | |
| HYDRO 5.2-3b | <u>Design of Finished Floors and Construction Materials:</u> All finished floors shall be designed to be above the calculated water surface elevation of a 100-year storm. Construction components below the water surface elevation shall be designed with water resistant materials. The design of all facilities shall be finalized during final review in accordance with Mono County requirements in place at that time. | Verification of finished floor elevations to occur prior to issuance of building permits and occupancy permits | Building Department & Public Works Flood Plain Administrator | | |
| HYDRO 5.2-3c | <u>Maintenance of Storm Drain Facilities:</u> Storm drainage facilities shall be operated and maintained in a manner that will assure continued function as per original design standards. Maintenance elements shall include (but are not limited to) the removal of foreign materials from storm drainage pipes and ditches, maintenance as necessary to outlet facilities, desiltation of retention basins, and repairs as necessary to damaged facilities. | Ongoing | Public Works Department and HOA | | |
| BOTANY | | | | | |
| BOT | <u>Avoidance of Water Birch Riparian Scrub:</u> Potential impacts to the 3.5 acres of state sensitive water birch riparian scrub community that occurs on | Verification to occur throughout infrastructure | Planning Code | | |

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| 5.3-1a | <p>the property have been reduced to less than significant levels through avoidance. The avoidance will be achieved through creation of a permanent 30-foot setback of all structures other than approved nonconforming uses from the bank of Lower Rock Creek, and through retention of the water birch community.. Pine trees will also be retained in their present location and condition to the maximum extent feasible, with full retention of all pines with a trunk diameter greater than 12 inches.</p> | construction and individual lot improvements, with ongoing HOA verification following construction | Enforcement and HOA | | |
| BOT 5.3-1b | <p><u>Retention of Big Sagebrush Scrub and Muilla coronata Relocation):</u> Disturbance to CNPS List 4 Muilla coronata will be limited to a maximum 50% of the area occupied by this species within the project area as mapped in 2008. The retention will be achieved through adherence to the disturbance areas defined on the Tentative Map, which will enforce total avoidance of one half the area occupied by the population, based upon results of the survey and mapping conducted by the project botanist. The spatial limits placed upon disturbance of the Muilla coronata population shall be incorporated into the project CC&Rs.</p> <p>Furthermore, topsoil that is disturbed by construction of project facilities causing conversion to impervious surfaces in any area occupied by Muilla coronata will be stockpiled for redistribution into sandy near-riparian soil outside the proposed building envelopes in lots 1-6. The upper 10 inches of soil in the entire area of disturbance will be stockpiled in a shaded area of Lot 1. Soil stockpiling shall be limited to a maximum 8 months. Redistribution will be based upon the results of a trial transplanting of hand-planted bulbs to be conducted in the spring of 2011. Details of soil stockpiling, trial transplanting, and final bulb relocation shall be prescribed in a vegetation mitigation and monitoring plan document. This document will be prepared by project botanist and approved by the Department of Fish and Game, Bishop Office prior to the initiation of stockpiling and no later than December 31, 2011. Monitoring elements included in this plan will include no less than two years of (post-relocation) annual Muilla coronata survivorship observation and reporting, annual reporting of non-native species occurrence and density, and annual reporting of native vegetation recovery in the relocation area. The plan will include mitigation goals and remediations to address monitoring results for survivorship, new non-native species introductions, and native vegetation recovery. The relocation area will be protected from disturbance through creation of an in perpetuity conservation easement and appropriate signage. Avoidance of the Muilla coronata plant community will be facilitated by the conservation easement that will be provided along the alignment of an historic ditch on the western boundary of the southern project parcel; the boundaries of this easement will be communicated to the biologist that performs the relocation test program and final transplanting of the relocated Muilla coronata plant community.</p> | Verification to occur throughout infrastructure construction & individual lot improvements, with ongoing HOA verification following construction | Planning Code Enforcement, and HOA working with a qualified botanist | | |
| BOT 5.3-1c | <p><u>Avoidance of Stream Encroachment:</u> (a) During initial construction and subsequent maintenance and occupancy over the life the project, there shall be no encroachment of ground-disturbing equipment or activities</p> | Verification to occur throughout infrastructure construction & individual | Planning Code Enforcement | | |

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| | beyond the top of the creek bank nor shall any spillback be permitted beyond the top of the creek bank; (b) Utilities to serve all lots shall be constructed in locations that do not require an at-grade stream crossing to extend service. If a stream crossing is required in order to extend service to any lot, these new extensions shall be attached to a bridge that complies fully with the requirements of Condition (a) above, or shall be extended with the use of a trenchless construction technology that meets local code standards and also complies fully with the requirements of Condition (a) above; (c) Under all conditions and for all activities, disturbance of riparian vegetation shall be avoided to the maximum feasible extent. Tree canopies may be trimmed but under no circumstances will bank-stabilizing vegetation be removed; (d) To avoid impacts associated with the provision of access and utilities to the alternative building envelope on Lot 11 (which is separated from the access road by Rock Creek), any constructed access (bridge) abutments and footings shall be designed so that they are emplaced entirely outside the bank tops on either side of Rock Creek; utilities shall be contained entirely within the constructed access. The requirements pertaining to access and utility extensions to serve Lot 11 (if the alternative building envelope is chosen as the building site) shall be incorporated into the project CC&Rs and further enforced through implementation of this Mitigation Measure BOT 5.3-1c. | lot improvements, with ongoing HOA verification following construction | and HOA working with a qualified botanist | | |
| BOT 5.3-2a | <u>Exotic Tree Control Program:</u> An exotic tree control program shall be maintained and funded through the Rock Creek Canyon Homeowners' Association. The program shall contain the following ongoing elements: (a) removal of all Siberian elm trees wherever they occur within the property; (b) removal of all existing black locust trees with a trunk diameter under 4 inches, and (c) ongoing future removal of all black locus sprouts throughout the property. | Verification to occur throughout infrastructure construction & individual lot improvements, with ongoing HOA verification following construction | Planning Code Enforcement and HOA working with a qualified botanist | | |
| BOT 5.3-2b | <u>Vinca Control Program:</u> A vinca control program shall be maintained and funded through the Rock Creek Homeowners' Association. The program shall include ongoing maintenance of the existing <i>Vinca major</i> plants within fixed boundary horticultural beds, and ongoing removal of all <i>Vinca major</i> plants located outside of the existing defined horticultural beds. An exhibit shall be prepared that shows the boundaries of the horticultural beds, and this exhibit shall be incorporated into the project CC&Rs. The weed control program will be incorporated into project CC&Rs and further enforced through implementation of this Mitigation Measure BOT 5.3-2a. | Verification to occur throughout infrastructure construction & individual lot improvements, with ongoing HOA verification following construction | Planning Code Enforcement and HOA working with a qualified botanist | | |
| BOT 5.3-2c | <u>Landscaping Controls:</u> The project CC&Rs shall specify that all landscaping in the Landscape Plan required in §3.6.5.1(a) of the Specific Plan shall consist of plant materials that are native to the Mono County region and have value to native wildlife, and nonnative species that are compatible with native plant materials, have low propagation characteristics and are not invasive. | Verification to occur throughout infrastructure construction & individual lot improvements, with ongoing HOA verification following construction | Planning Code Enforcement and HOA working with a qualified botanist | | |
| BOT 5.3-2d | <u>Muilla Coronata Relocation Test Program:</u> Mitigation Measure BOT 5.3-1d requires that disturbance to any area on the site that is occupied by <i>Muilla coronata</i> will be subject to seedbank (in this case bulblet) relocation | | | | |

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| | to sandy near-riparian soil outside the proposed building envelopes in lots 1-6. To ensure the success of this measure, a test program will be undertaken by the project proponent with a monitoring period of at least two years. The test program will be prepared as part of a larger revegetation plan that will be submitted to DFG for approval prior to initiation of the relocation test program or other revegetation of the site. In the event that the test site proves unsuitable for the relocation effort, a new test site will be selected on the project property and the test program will be repeated until a suitable location is identified and permanent relocation is completed. The relocation test site and the permanent relocation site will be protected through a conservation easement and appropriate signage. | | | | |
| WILDLIFE | | | | | |
| WILD 5.4-2a | <u>Retention of Natural Vegetation:</u> Natural vegetation shall be retained except where it must be removed for project development. To minimize degradation of deer habitat, project CC&Rs shall incorporate the following requirement which mandates use of native vegetation and prohibits use of invasive plant species: <i>"Areas disturbed during infrastructure and home construction shall be revegetated with native species in order to establish deer habitat as soon as possible following construction. Revegetation of disturbed areas shall require use of native seeds or native plants grown from seeds or seedlings obtained from local native stock. Revegetated areas shall be monitored for 5 years to ensure success of the plantings, with replanting as necessary."</i> | Verification to occur throughout infrastructure construction & individual lot improvements, with ongoing HOA verification following construction | Planning Code Enforcement and HOA working with a qualified botanist | | |
| WILD 5.4-1b | <u>Limits on Clearing of Vegetation:</u> Property owners shall refrain from clearing native vegetation except as necessary for construction, fire safety or traffic safety (also refer to Mitigation Measure TFFC 5.11-3e). | Ongoing verification following construction | Code Enforcement & HOA working with qualified botanist | | |
| WILD 5.4-3a | <u>No Dogs during Construction:</u> Contractor bid specifications shall require that individuals involved in construction activities be prohibited from bringing their dogs to the project site during construction phases. | To be verified prior to issuance of contractor bid specifications, with ongoing verification throughout construction | Planning Code Enforcement | | |
| WILD 5.4-3b | <u>Pet Restraints:</u> Property owners who wish to permit their dogs unleashed access to their yard shall be required to construct, maintain and use a dog enclosure capable of preventing the dog from straying onto public land or other adjacent properties. Such enclosure shall be within the confines of the fenced area allowed pursuant to the Rock Creek Canyon Specific Plan, and shall be constructed in accordance with the Specific Plan. Dogs shall not be permitted in areas outside of the dog enclosure. These requirements shall be contained in the project CC&Rs | Ongoing verification | Code Enforcement and HOA | | |
| WILD 5.4-3c | <u>Minimal Exterior Lighting and Noise:</u> To minimize impacts on deer and other wildlife, all exterior lighting and noise in Rock Creek Canyon will comply with provisions in the Rock Creek Canyon Specific Plan that prohibit | Ongoing verification | Code Enforcement | | |

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| | street lights within the project, and with applicable requirements of Chapter 23 of the Mono County General Plan (the Dark Sky Ordinance). | | | | |
| WILD 5.4-3d | <u>Deer Signage:</u> To minimize direct mortality impacts to deer from vehicle collisions, signs shall be posted along roads within the project area warning drivers of the presence of deer. A maximum 15-mile per hour speed limit shall be enforced on residential streets inside the proposed project boundaries and on Lower Rock Creek Road in the vicinity of the project site. | Ongoing verification | Code Enforcement | | |
| WILD 5.4-3e | <u>Limits on Construction Timing:</u> To minimize disturbance to migrating and wintering deer, a wildlife biologist acceptable to the County shall approve any heavy construction work (including parcel grading operations, structural foundation work, framing work and similar heavy construction activities) that is conducted during the period from October 1 to May 15. The cost of monitoring shall be born by the applicant for earthwork permits. | Ongoing verification throughout construction | Code Enforcement, Building Dept., HOA working with qualified wildlife specialist | | |
| WILD 5.4-3f | <u>Construction During Nesting Season.</u> If construction is proposed to take place during the bird nesting and breeding season (March 15 through September 15), the responsible party (project proponent, lot owner or HOA) shall arrange for a qualified biologist to assess all potential bird nesting habitat within 3 days prior to project activities. If an active nest is located, construction within 300 feet of the nest (within 500 feet of raptor nests) shall be postponed until the young have fledged or the nest otherwise becomes inactive. If threatened or endangered species are observed in the area, no work shall occur during the nesting and breeding season to avoid take of listed species. | Biologist to be retained and available to provide monitoring services prior to issuance of grading permits | Building Department and Planning Department. | | |
| WILD 5.4-3g | <u>Trash Receptacles During Construction.</u> Waste disposal bins used to collect construction workers' wastes during project construction shall be provided with a gated and bear-proof enclosure if construction workers' waste may include any food remnants. | Compliant trash enclosures to be on the project site prior to issuance of grading permits, with verification prior to issuance of building permits | Building Department and Planning Department. | | |
| CULTURAL RESOURCES | | | | | |
| CUL 5.5-2a | <u>Relocation:</u> At least 3 of the cabins located south of Lower Rock Creek Road shall be relocated to an appropriate setting and placed in a manner that replicates the original feeling and design of the Paradise Camp cabin layout. The new location shall be comparable with the original character and use of the cabins, and shall retain historic features and compatibility in orientation and use of the cabins and general environment. One cabin should be open to the public with interior exhibits; the remaining cabins could be adapted for other uses. | Compliance plan to be demonstrated prior to project approval or Board adoption of appropriate statements of overriding considerations | Board of Supervisors, Planning Dept., Code Enforcement and HOA working with a qualified historian. | | |
| CUL 5.5-2b | <u>Interpretive Exhibit:</u> An interpretive exhibit shall be installed at the Rock Creek Canyon site, possibly on the lot that will be dedicated for use as a trailhead parking lot. The interpretive exhibit shall include historic photographs and describe and illustrate the history of Paradise Camp, and | Compliance plan to be demonstrated prior to project approval or Board adoption of appropriate | Board of Supervisors, Planning Dept, Code Enforcement, & | | |

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| | its relationship to twentieth-century American history and culture. It should also let visitors know where they can see the original cabins removed from the site. | statements of overriding considerations | HOA working with qualified historian | | |
| CUL 5.5-2c | <u>Restaurant:</u> The distinctive exterior characteristics of the restaurant shall be retained during its conversion to a private residence. These distinctive characteristics include its low profile, horizontal siding, natural wood and stone materials, and horizontally-oriented windows of similar size and form. Although the 'Paradise' rooftop sign may not be compatible with the reuse of the structure as a residence, it is recommended that some new use be found for it either on site, nearby, or as part of the relocated cabin exhibit. | Compliance to be verified prior to issuance of building permits for modifications to the original restaurant structure | Building Department and Planning Department working with a qualified historian | | |
| CUL 5.5-3 | <u>Historic Conservation Easement:</u> The Tentative Parcel Map and Specific Plan shall incorporate a conservation easement along the full length of the Ditch 4 alignment within the project area. The perimeter of the easement within the project site shall be fenced to provide further protection to this historic ditch feature. | Easement to be recorded prior to issuance of grading permits. | Building Department and Planning Department. | | |
| LAND USE, RELEVANT PLANNING & RECREATION | | | | | |
| LU 5.6-1a | <u>Minimize Impacts in Critical Habitat Areas:</u> The Rock Creek Canyon Specific Plan and CC&Rs shall contain the following provisions to minimize impacts on critical wildlife habitat: (a) leash laws as detailed in WILD 5.4-3b above, (b) provide homeowners with informational handouts about habitat protection; and (c) restrict use of recreational OHV (off-highway vehicle use) in open space areas. | Ongoing | Code Enforcement, Planning Dept., HOA and Animal Control Dept. | | |
| LU 5.6-1b | <u>Conservation of Native Soils:</u> As part of the Grading Permit application, the applicant shall prepare a Soil Conservation Plan for protection and future use of natural soils suitable as a plant growth medium. At a minimum, the plan shall require that (a) native soils be stockpiled during construction and used for subsequent revegetation, and (b) stockpiled soils be protected from degradation during the construction and maintained in a condition suitable for reuse. Note that this measure is cross referenced with Mitigation WQ 5.1-1b, which focuses on the prevention of soil erosion. | Verification to occur as part of grading permit review, with ongoing verification throughout construction | Public Works Department | | |
| LU 5.6-1c | <u>(RECOMMENDATION) Adopt Habitat Impact Fee Program:</u> It is recommended that the County adopt a fee program to mitigate impacts to botanical, aquatic and wildlife habitats that cannot otherwise be reduced to less than significant levels. Adoption of this program would be consistent with recommendations contained in Objective A, Policy 1, Action 1.12 of the <i>Conservation/Open Space Element</i> . | To be considered at a time deemed appropriate by the County | Mono County staff, Planning Commission, and/or Board of Supervisors. | | |
| LU 5.6-3 | <u>Findings for Non-Conforming Uses:</u> Mono County Board of Supervisors shall consider the proposed non conforming uses and determine whether the uses are consistent with the purpose and intent of the four required findings: (a) the nonconforming uses would not prevent attainment of the policies and objectives of the General Plan, (b) the nonconforming uses would not be detrimental to public health or welfare, (c) the nonconforming uses would not change the primary use or intensity of the land, and (d) the nonconforming uses would not generate public controversy. | To be considered in conjunction with the General Plan Amendment application | Mono County Board of Supervisors. | | |

POPULATION, HOUSING AND EMPLOYMENT

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| POP 5.7-1 to 4 | No potentially significant adverse impacts have been identified; no mitigation is proposed. | | | | |
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PUBLIC HEALTH AND SAFETY

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| SFTY 5.8-1 | <u>Rockfall Hazards:</u> Each lot shall be evaluated on a case by case basis prior to issuance of a building permit. If warranted, one or more of the following measures will be employed: (a) setback from toe of slope dependent on degree of hazard; (b) use of reinforced concrete no less than 16" thick by 36" tall on the slope side of the lower portions of the impacted building; (c) installation of engineered rockfall protection along the lower slope flank. | Verification to occur as part of building permit review | Building Department | | |
| SFTY 5.8-9 | <u>(ADVISORY MEASURE) Public Restroom:</u> It is recommended that all feasible efforts be made to secure funding sufficient to install and maintain public restroom facilities on the Lot A public parking area. | To be considered as part of EIR certification and project approval review | Board of Supervisors | | |

HAZARDS AND HAZARDOUS MATERIALS

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| HAZ 5.9-1a | <u>Testing Prior to Demolition:</u> For project area buildings, structures, associated uses, and asphalt or concrete-paved surfaces that are slated for demolition, an investigation shall be conducted for the presence of hazardous chemicals, lead-based paints or products, mercury and asbestos-containing materials (ACMs). If hazardous chemicals, lead-based paints or products, mercury or ACMs are identified, remediation shall be undertaken in compliance with California environmental regulations and policies. | Testing to be conducted and verified prior to issuance of demolition permits and building permits | Building Dept., Environmental Health Dept., Dept. of Toxic Substances Control as appropriate | | |
| HAZ 5.9-1b | <u>Remediation for Service Station:</u> If soil and/or groundwater contamination is suspected during the construction in the vicinity of the old service station, all construction and/or renovation activity in that area shall cease, and appropriate health & safety procedures shall be implemented. | Termination to occur immediately upon identification of potential contamination | Building Dept., Environmental Health Dept., DTSC as appropriate | | |
| HAZ 5.9-1c | <u>Construction BMPs:</u> Best Management Practices shall be maintained at all times during demolition, relocation, renovation and construction of project elements. At a minimum, the BMP program shall consist of protection of Lower Rock Creek through the entire project site, sediment controls and sediment tracking controls (street sweeping or tire baths before exiting the site), designated storage of all construction materials outside the path of storm flows, disposal of construction wastes in appropriately-rated landfills, standby BMPs that can be implemented within 24-hours of a predicted storm event, minimizing the footprint of construction zones and prompt installation of erosion controls; stabilizing disturbed soils and slopes with landscaping, paving or reseeded to reduce or eliminate erosion; perimeter damage controls to direct runoff around disturbed construction areas; detention/infiltration ponds for direct percolation of sediment-laden waters on the construction site; and bid specifications that require regular inspection and maintenance of all equipment used during construction. | Ongoing throughout all phases of demolition, relocation, renovation and construction | Public Works Dept., Building Dept., Planning Dept., Code Enforcement Department | | |

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| HAZ 5.9-1d | <u>Residential BMPs:</u> The CC&Rs shall contain a list of BMPs for residential land uses. At a minimum, the BMP program shall (a) require all spent fluids used in cleaning and repair activities to be collected in containers and disposed at a household hazardous waste collection site (Paradise Transfer Station accepts these wastes); (b) require all household hazardous materials to be stored in their containers under cover & used in accordance with label instructions; (c) prohibit use of herbicides, insecticides, rodenticides or fungicides within 30-feet of Lower Rock Creek and require all such products to be stored under cover and disposed at a hazardous waste collection site; (d) prohibit sweeping of clippings, leaves or trash into Lower Rock Creek or the open drainage swale and require that such materials instead be collected and recycled or disposed at the Transfer Station; (e) prohibit the discharge of washwater to land within 30-feet of Lower Rock Creek or to the open swale or to any paved surface and require that such washwater instead be directed to vegetated areas or gravel beds or detention/percolation ponds. | Ongoing throughout the life of the project | Planning Dept., Code Enforcement, HOA | | |
| PUBLIC SERVICES AND UTILITIES | | | | | |
| UTIL 5.10-1a | <u>Fire Dept. Review of TT Map:</u> A copy of the Tentative Map shall be provided to Paradise FPD for review and comment prior to final approval. | Prior to Tentative Map approval | Fire Protection District and Planning Dept. | | |
| UTIL 5.10-1b | <u>Fire Dept. Review of CC&Rs:</u> A copy of the CC&Rs shall be provided to Paradise FPD for review and comment prior to final approval. | Prior to issuance of first Occupancy Permit | Fire Protection District, Building Dept. | | |
| UTIL 5.10-2a | <u>County Review of Septic Tank:</u> Prior to initiation of septic system improvements, the County Health Department shall review the condition of the 10,000-gallon septic tank installed in 2001 and make a determination as to the need for repairs or replacement (note that this measure has been completed as of October 2009). | Verification to be completed prior to Tentative Map approval | Environmental Health Department | | |
| UTIL 5.10-2b | <u>Engineering Recommendations:</u> Engineering recommendations outlined in the <i>Sewage Disposal System Technical Report</i> shall be implemented as shown unless modified as a result of review by the County or by the Lahontan Regional Water Quality Control Board. | Prior to issuance of first Occupancy Permit | Environmental Health Department | | |
| UTIL 5.10-2c | <u>Non-permitted Discharges:</u> Rock Creek Canyon CC&Rs shall prohibit the discharge of any material other than domestic wastewater to the septic tank system. CC&Rs shall also specify that any other type of discharge shall first be reviewed with the Homeowners Association Board and with the firm providing contractual maintenance, operation and monitoring services. If the discharge is judged meritorious, the Homeowners' Association shall be responsible for preparing and filing with the LRWQCB a Report of Waste Discharge prior to undertaking the discharge of non-wastewater materials. | Verification of CC&R prohibition to occur prior to issuance of first occupancy permit; Ongoing verification throughout life of the project | Environmental Health Department and HOA | | |
| TRAFFIC AND CIRCULATION | | | | | |
| TFCC 5.11-1a | <u>Construction Traffic Management:</u> Construction contracts shall require preparation of a detailed construction traffic management plan (CTMP). The draft CTMP shall be submitted to the County Road Department, the County | Verification to occur prior to issuance of contractor bid specifications | Public Works Dept. and | | |

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| | Sheriff's Department and the Paradise Fire Protection District for review and comment prior to initiation of project improvements. The CTMP shall specifically focus on methods to optimize public safety and minimize traffic disruption along Lower Rock Creek Road in the vicinity of the project construction area. | | Sheriff's Department | | |
| TFFC 5.11-1b | <u>County, Sheriff and Fire Notification:</u> The Road Department, Sheriff's Department and Fire Department shall be given at least 72 hours advance notice before construction activities are undertaken within any public right of way or public easement. | Prior to issuance of construction and building permits | Public Works and Sheriff's Departments | | |
| TFFC 5.11-1c | <u>Repair of roadway damage:</u> Following completion of construction, contractors shall repair damage to any trails and roadways in accordance with all applicable standards of the County, BLM or other agency with jurisdiction. | Directly following completion of each phase of construction | Public Works Department | | |
| TFFC 5.11-1d | <u>Restrictions on Road Closures:</u> Roadway closures shall not be permitted on Lower Rock Creek Road unless written approval is first obtained from the Public Works Department, Sheriff's Department and Fire Department. | Prior to issuance of construction permits | Public Works and Sheriff's Departments | | |
| TFFC 5.11-1e | <u>Clearance Requirements:</u> At all times, adequate clearance shall be maintained within the Lower Rock Creek right-of-way to permit the safe passage of emergency vehicles and evacuating vehicles. | Prior to construction | Public Works and Sheriff's Departments | | |
| TFFC 5.11-3a | <u>Reduced Speed Limit:</u> The existing W1-3 ('curve ahead') sign and W13-1 (20 MPH advisory speed) sign will be replaced with a new W13-1 (15 MPH) sign for both traffic directions on Lower Rock Ck. Rd. to slow traffic approaching the roadway curves. | Prior to issuance of occupancy permits | Public Works Department | | |
| TFFC 5.11-3b | <u>Pedestrian Crossing Sign:</u> The existing faded W11-2 (pedestrian crossing) sign will be replaced with new high-intensity W11-2 signs in each travel direction. | Prior to issuance of occupancy permits | Public Works Department | | |
| TFFC 5.11-3c | <u>Curve Warning Signs:</u> A minimum of three new W1-8 (curve warning) signs shall be installed in each travel direction, evenly spaced, approaching the "S" curve. | Prior to issuance of occupancy permits | Public Works Department | | |
| TFFC 5.11-3d | <u>Stop Signs:</u> R-1-1 STOP signs shall installed at each of the 3 project access points (including the north lots, the south lots, and Lot A). | Prior to issuance of occupancy permits | Public Works Department | | |
| TFFC 5.11-3e | <u>Street Light:</u> A street light shall be installed on the parking lot adjoining the lodge to improve nighttime visibility. | Prior to issuance of occupancy permits | Public Works Department | | |
| TFFC 5.11-3f | <u>Cross Road Signs:</u> W2-1 (CROSS ROAD) signs shall be installed approximately 100 feet in advance of the project access entrances, for both traffic directions on Lower Rock Creek Road to indicate the presence of an intersection or access entrance and the possibility of turning or entering traffic. The "CROSS ROAD" warning signs shall be supplemented with solar energized yellow flashers to further alert motorists to the potential of traffic turning in and out of the project access entrances. | Prior to issuance of occupancy permits | Public Works Department | | |
| TFFC 5.11-3g | <u>Sign Materials:</u> All reflective sign sheeting materials shall be 3M Company DG-3 High Intensity Grade and covered with anti-graffiti overlay film. | Prior to issuance of occupancy permits | | | |
| TFFC 5.11-3h | <u>Vegetation Clearance:</u> The HOA shall ensure that tree branches and vegetation on each side of the project access points are trimmed or removed to optimize line-of-sight visibility for traffic approaching the roadway curves. <i>Trimming and clearance activities shall be suspended</i> | Prior to construction and throughout the life of the project | Public Works Department and HOA | | |

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| | during the bird nesting season each year (March 15 to September 15). This requirement has been incorporated into the Specific Plan (§3.6.5.1(e)). | | | | |
| AIR QUALITY | | | | | |
| AQ 5.12-1 | <u>Dust Control Measures:</u> Contractor bid specifications shall include the following: contractor shall comply with best-available dust control measures (BACM) that call for watering of all active construction areas at least twice daily through all construction phases, plus at least two of the following additional BACM: (a) require that all haul trucks be covered, or that a minimum freeboard of 2 feet be maintained at all times; and/or (b) Pave all parking and staging areas, or water such areas at least 4 times daily; and/or (c) Sweep or wash public access points within 30 minutes of dirt deposition; and/or (d) Cover all on-site dirt/debris stockpiles, or water the stockpiles a minimum of twice daily; and/or (e) Suspend all construction operations on any unpaved surface when winds exceed 25 mph; and/or (f) Hydroseed or otherwise stabilize all cleared areas that would remain inactive for more than 96 hours after clearing is completed; and/or (g) Use of low-VOC1 paints (not to exceed 100 grams of VOC per liter). | Verification to occur prior to issuance of construction bid specifications | Public Works Department | | |
| NOISE | | | | | |
| NOISE 5.13-a | <u>Limits on Music during Construction:</u> Construction bid specifications shall require that construction workers limit music generated by portable music sources to 60 dB. | Bid specifications to be verified before issuance of building & construction permits | Public Works Department | | |
| AESTHETIC RESOURCES | | | | | |
| AES 5.14-a | <u>Lighting Cut Sheets:</u> Lighting cut sheets shall be required of each lot buyer to verify that exterior lighting is in full compliance with the County's Dark Sky regulations prior to issuance of an Occupancy Permit. | Cut sheet review to occur prior to issuance of construction permits | Planning Department | | |

¹ VOC=volatile organic compounds.